



Chris Swope

Lansing City Clerk

January 22, 2016

Members of the Lansing City Council
10th Floor City Hall
Lansing, MI 48933

Dear Councilmembers:

The Minutes from the Meetings of the following Boards, Commissions, and Authorities of the City of Lansing were placed on file in the City Clerk's Office and are available for review in the City Clerk's Office and on the City Clerk's website (www.lansingmi.gov/clerk) under the heading of "Documents Placed on File."

BOARD NAME

DATE OF MEETING

Board of Public Service	November 12, 2015
Brownfield Redevelopment Authority	January 8, 2016
Lansing Economic Development Corporation	January 8, 2016
Tax Increment Finance Authority	January 8, 2016

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4131.

Sincerely,

Chris Swope, CMC, CMMC
Lansing City Clerk

**REGULAR MEETING OF
BOARD OF PUBLIC SERVICE
November 12, 2015**

PRESENT: Lyndon Babcock, Ron Bloomberg, Nancy Mahlow, Shirley Rodgers,
and Alfreda Schmidt

ABSENT: Cleo Anderson, John Krohn, and Samara Morgan

STAFF: Chad Gamble, Andrew Kilpatrick, and Victor Rose

VISITORS: Rob and Bernadette Terranova

1) CALL TO ORDER:

In the absence of the Chair and Vice Chair and with no quorum present, Mr. Bloomberg called a meeting of the whole to order at 11:44 a.m., at the Lansing Public Service Department Wastewater Treatment Plant.

a. Roll Call

11:45 a.m. Ms. Rodgers and Ms. Schmidt arrived. Now with a quorum present, the meeting will continue as a regular meeting.

b. Excused Absences: Cleo Anderson, and Samara Morgan

2) ADJUSTMENTS/APPROVAL OF THE AGENDA:

Mr. Bloomberg requested to move Citizens comment to before the Approval of the Board minutes, Mr. Bloomberg moved, Ms. Rodgers seconded, MOTION CARRIED UNANIMOUSLY, to approve the agenda, as amended.

3) CITIZEN COMMENTS ON AGENDA ITEMS:

Mr. Terranova requested assistance in traffic calming in the Groesbeck neighborhood, particularly on N. Fairview Avenue. He informed of all the things they have tried to resolve the issue. A traffic study was done in 2004 when the road was much deteriorated, since then the road has been repaved, and traffic is moving much faster as a result. He is requesting a new study be done. The department will perform a new study and follow through accordingly. Ms. Rodgers would like an update from Traffic Engineer at the divisions next scheduled meeting.

4) APPROVAL OF BOARD MINUTES:

October 6, 2015

Mr. Bloomberg moved, Mr. Babcock seconded, MOTION CARRIED UNANIMOUSLY to approve the minutes for October 6, 2015, as presented.

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5) ACTION ITEMS:

Review and Approve Proposed Meeting Schedule for 2016: Ms. Schmidt moved, Ms. Mahlow seconded, MOTION CARRIED UNANIMOUSLY to approve the 2016 Schedule.

Review and Approve Proposed Division Schedule for 2016: Ms. Mahlow moved, Ms. Schmidt seconded, MOTION CARRIED UNANIMOUSLY to approve the 2016 Division Schedule.

6) DIRECTOR'S REPORT:

Mr. Gamble presented the department's five year TIP (Transportation Improvement Projects). Discussion followed. He thanked the Terranova family for coming and speaking about their issue. The department will review and follow up.

Ms. Schmidt reported City Street, Wildwood Avenue, is in need of repair. Mr. Gamble will have it reviewed by the division.

Mr. Gamble informed the board, that he is happy to welcome back to the City of Lansing, Victor Rose, as the new Superintendent of Operations and Maintenance/CART Division.

12:05 p.m. Mr. Gamble left

7) REPORT OF OFFICERS:

Traffic Engineering: A written report was distributed.

Mr. Kilpatrick informed the board of the procedures the division follows related to traffic calming, and what neighborhoods can do to support the efforts.

Ms. Mahlow stated in the Bus Rapid Transit presentation, there were no bike lanes. Mr. Kilpatrick informed of an upcoming meeting to add bike access.

Traffic Control request: Ray Street and Woodrow Avenue
After an investigation was conducted the Transportation Section recommends the installation of a stop sign on Woodrow Avenue at Ray Street. Mr. Bloomberg moved, Ms. Mahlow seconded, MOTION CARRIED UNANIMOUSLY to approve the Traffic Control Request.

Operations and Maintenance Division / CART: A written report was distributed.

The Board welcomed back Victor Rose to the department. Mr. Rose, whom previously was the Assistant Superintendent in Lansing, but left to become the Superintendent of Grand Rapids, is happy to be back as the Superintendent for Lansing. He plans to move the division "in with the times", and informed the board of some challenges he will face. The Board plans to discuss how they can help support his division and the other divisions that share similar challenges at the next meeting.

8) **UNFINISHED BUSINESS:**

Chair Rodgers announced in lieu of the lateness, the board will postpone Unfinished Business items to the next meeting.

9) **NEW BUSINESS:** None

10) **COMMUNICATIONS AND INFORMATION ITEMS:** None

11) **ITEMS FOR THE SUSPENSION OF THE RULES:** None

12) **PUBLIC COMMENTS ON NON-AGENDA ITEMS:** None

13) **ADJOURN:**

The meeting adjourned at 1:22 p.m.

Respectfully submitted by,
Janette Tate, Recording Secretary

**Lansing Brownfield Redevelopment Authority
Board of Director's Meeting Minutes
Friday, January 8, 2016
8:00 a.m.
LEAP Office- Executive Boardroom
100 S Washington Avenue, Suite #201
Lansing, MI 48910**

Members Present: Pierre LaVoie, Calvin Jones, Blake Johnson,
Andrea Ragan, Baldomero Garcia, Mayor Bernero
Members Absent: James Butler, Kimberly Coleman, Kevin O'Malley
Temp Members Present: None
Staff Present: Karl Dorshimer, Marchelle Smith, Gabriela Allum
Guests: Roger Thornburg, Investors Equity Group, Inc.
David VanderKlok, Studio Intrigue
Jessica DeBone, PM Environmental
Public Present: None
Recorded by: Tedi R. Parsons, LEAP

Call to Order

Chair LaVoie welcomed everyone and called the meeting to order at 8:24 a.m.

Approval of LBRA Meeting Minutes – Friday, December 11, 2015

Motion: Johnson moved to approve the meeting minutes from the Friday, December 11, 2015 LBRA Board of Director's meeting. Motion seconded by Garcia.

Yeas: Unanimous. Motion carried.

Brownfield Redevelopment Plan #64 – South Edge Lofts

Dorshimer provided a brief overview of the Brownfield Redevelopment plan #64 – South Edge Lofts. He advised that a press release was sent out on Thursday, January 7, 2016. Dorshimer introduced Roger Thornburg, Investors Equity Group, Inc., who provided an overview and history of his company. Thornburg, DeBone, and VanderKlok provided a presentation on Brownfield Plan #64 – South Edge Lofts, noting the following:

- Project location: NW corners of South Washington and East St. Joseph Street
- Addresses of the Brownfield: 616 South Washington, 118 West St. Joseph, 615 South Capitol Avenue and 617 South Capitol Avenue
- Application to combine the four parcels was submitted on November 23, 2015
- 616 S Washington Properties LLC is the developer
- Mixed use: 4-story with Class A office space and 51 total residential units
- \$13 million dollar investment
- 50 construction jobs
- \$1,813,466 funded by TIF capture
- \$77,134 non-capturable millages
- \$125,289, 10% capture collected by local tax units
- There are Brownfield Eligible Activities
- Expected to start this project within the next 30-days

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Allum provided an overview of the next-steps for Brownfield Plan #64, noting this should go through Lansing City Council by mid-March 2016 with State approval in mid-to-late April 2016.

Mayor Bernero provided his appreciation to Thornburg and team for their commitment to this project and noted why developments like these are critical to the growth of Lansing. Discussion occurred regarding the issue of affordable housing and how it might be incorporated into this project.

Ragan requested the LBRA Board be made aware of when City Council Development Meetings take place. Allum to provide these as they become available.

Motion: Jones moved to accept and approve Brownfield Redevelopment Plan #64-South Edge Lofts, as presented. Motion seconded by Garcia.

Yeas: Unanimous. Motion carried.

Other Business

None.

Public Comment

None.

Adjournment

Chair Jones declared the meeting adjourned at 9:02 a.m.



Karl Dorshimer, Director of Economic Development
Lansing Economic Area Partnership (LEAP)

**Lansing Economic Development Corporation
Board of Director's Meeting Minutes
Friday, January 8, 2016
8:00 a.m.
LEAP Office- Executive Boardroom
100 S Washington Avenue, Suite #201
Lansing, MI 48910**

Members Present:	Pierre LaVoie, Calvin Jones, Blake Johnson, Andrea Ragan, Baldomero Garcia, Mayor Bernero
Members Absent:	James Butler, Kimberly Coleman, Kevin O'Malley
Temp Members Present:	None
Staff Present:	Karl Dorshimer, Marchelle Smith, Gabriela Allum
Guests:	None
Public Present:	None
Recorded by:	Tedi R. Parsons, LEAP

Call to Order

Chair LaVoie welcomed everyone and called the meeting to order at 8:04 a.m.

Approval of LEDC Meeting Minutes – Friday, December 11, 2015

Motion: Jones moved to approve the meeting minutes from the Friday, December 11, 2015 LEDC Board of Director's meeting. Motion seconded by Garcia.

Yeas: Unanimous. Motion carried.

Financial Statements – Period Ending November 30, 2015

Smith provided an overview of the LEDC Financial Statements, period ending November 30, 2015. Smith provided an overview of the LEDC Balance Sheet and Profit and Loss Statement. Discussion ensued.

Motion: Ragan moved to accept the LEDC Financial Statements, period ending November 30, 2015 as presented and place on file. Motion seconded by Johnson.

Yeas: Unanimous. Motion carried.

UDAG Report – Period Ending November 30, 2015

Smith provided an overview/update on the UDAG funds for the period ending November 30, 2015. Dorshimer noted that there are currently loan monies available and there may be a new company who will be utilizing funding in the near future. Dorshimer provided a brief history of the loans provided through the UDAG funds. Discussion ensued.

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Update on Projects

Dorshimer provided an update on the following projects:

- LEAP working on a media/marketing campaign that will let the public and visitors to the Lansing area know of all the great projects taking place in the region. Some of these projects include:
 - *SkyVue*
 - *Arcadia Ale*
 - *East Town Flats*
 - *South Edge Lofts*
 - *Snethkamp Jeep Chrysler*
 - *Feldman Bud Kouts*
 - *Oliver Towers*
 - *Broadcaster Association-Ottawa Butler*

Other Business

None.

Public Comment

None.

Adjournment

There being no further business, Chair Jones declared the meeting adjourned at 8:23 a.m.



Karl Dorshimer, Director of Economic Development
Lansing Economic Area Partnership (LEAP)

**Tax Increment Finance Authority
Board of Director's Meeting Minutes
Friday, January 8, 2016**

8:00 a.m.

**LEAP Office- Executive Boardroom
100 S Washington Avenue, Suite #201
Lansing, MI 48910**

Members Present: Pierre LaVoie, Calvin Jones, Blake Johnson,
Andrea Ragan, Baldomero Garcia, Mayor Bernero
Members Absent: James Butler, Kimberly Coleman, Kevin O'Malley
Temp Members Present: None
Staff Present: Karl Dorshimer, Marchelle Smith, Gabriela Allum
Guests: None
Public Present: None
Recorded by: Quin Stinchfield, LEAP

Call to Order

Chair LaVoie welcomed everyone and called the meeting to order at 9:03 a.m.

Approval of TIFA Meeting Minutes – Friday, December 11, 2015

Motion: Jones moved to approve the meeting minutes from the Friday, December 11, 2015 TIFA Board of Director's meeting as presented. Motion seconded by Johnson.

Yeas: Unanimous. Motion carried.

Other Business

None.

Public Comment

None.

Adjournment

Chair Jones declared the meeting adjourned at 9:04 a.m.


Karl Dorshimer, Director of Economic Development
Lansing Economic Area Partnership (LEAP)

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